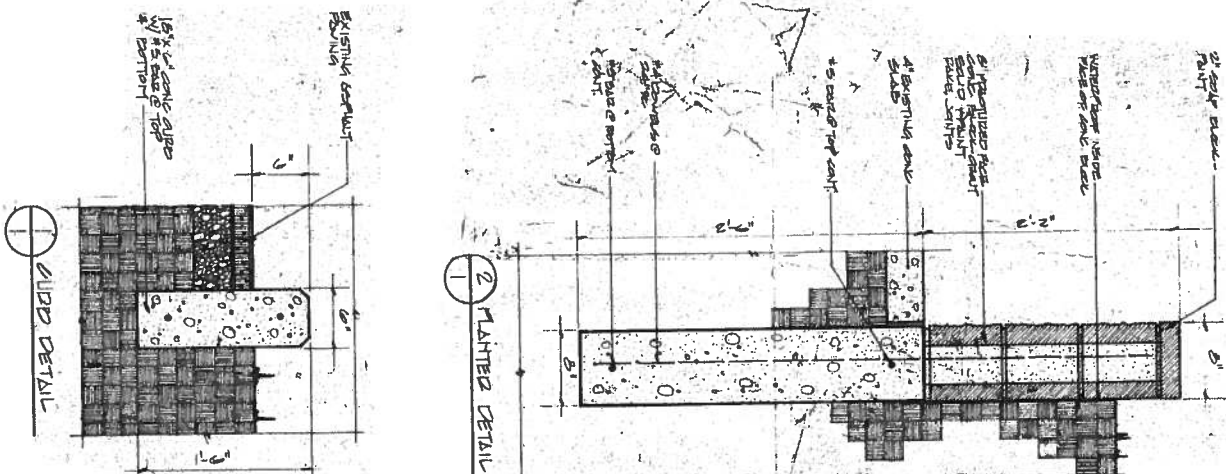
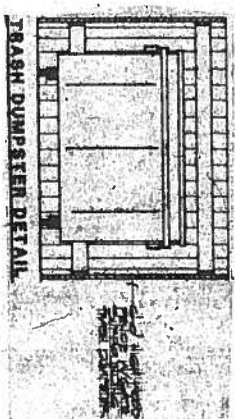
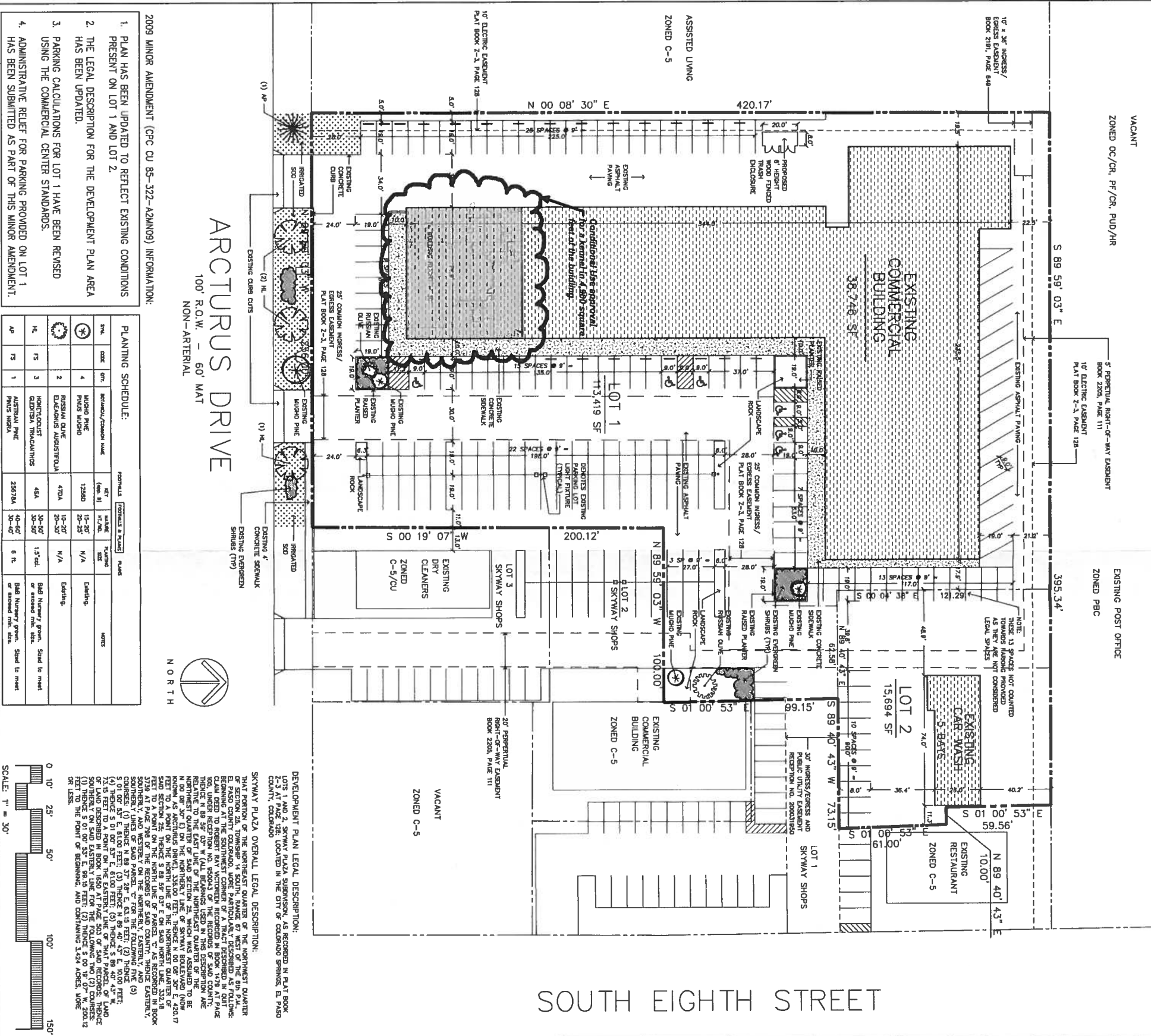


21 SITE DETAILS



17 DEVELOPMENT SITE PLAN



ARCTURUS DRIVE
100' R.O.W. - 60' MAT
NON-ARTERIAL

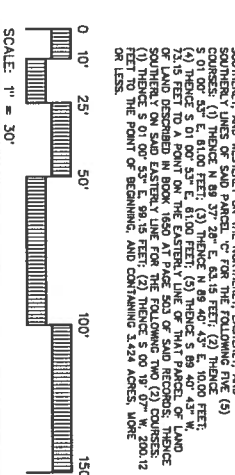


2009 MINOR AMENDMENT (CPC CU 85-322-82MN09) INFORMATION:

1. PLAN HAS BEEN UPDATED TO REFLECT EXISTING CONDITIONS PRESENT ON LOT 1 AND LOT 2.
2. THE LEGAL DESCRIPTION FOR THE DEVELOPMENT PLAN AREA HAS BEEN UPDATED.
3. PARKING CALCULATIONS FOR LOT 1 HAVE BEEN REVISED USING THE COMMERCIAL CENTER STANDARDS.
4. ADMINISTRATIVE RELIEF FOR PARKING PROVIDED ON LOT 1 HAS BEEN SUBMITTED AS PART OF THIS MINOR AMENDMENT.

PLANTING SCHEDULE:

PLANT	CODE	QTY	SYMBOL/COMMON NAME	FORMULA	PLANT	QTY	SYMBOL/COMMON NAME	FORMULA	PLANT
MUCHO PINO	MP	4	MUCHO PINO	12500	Establishing				
BIRCH QUAKERS	BQ	2	BIRCH QUAKERS	470A	Establishing				
HONKELCLOST THICKLEAVES	HT	3	HONKELCLOST THICKLEAVES	45A	Establishing				
AUSTRIAN PINE	AP	1	AUSTRIAN PINE	2977A	Establishing				



1

CPC CU 85-322-82MN09

This Conditional Use approval is for a kennel in 4,900 square feet of the building. 9-14-2016

2

GENERAL NOTES

1. THIS DEVELOPMENT PLAN REPLACES AR MDP 98-192 FOR LOTS 1 AND 2, SKYWAY PLAZA SUBDIVISION ONLY.
2. LOT 1, SKYWAY SHOPS IS REFLECTED ON AR MDP 99-132.
3. THE CONDITIONAL USE APPROVED WITH (CPC CU 85-322) HAS TERMINATED.
4. A CROSS EASEMENT AGREEMENT FOR LOTS 1 & 2, SKYWAY PLAZA SUBDIVISION (LOT 1 AND A PORTION OF LOT 2, SKYWAY SHOPS) IS RECORDED IN BOOK 6258 AT PAGE 1181.

3

SITE DATA

* 15% ADMINISTRATIVE RELIEF REQUESTED
FILE NUMBER AR R 09-476

PARKING:
LOT 1 - 38,746 SF = 156 SPACES REQUIRED
= 132 SPACES PROVIDED
= 8 HANDICAP SPACES

4

VICINITY MAP

LAND USE	AREA	%
BUILDING COVERAGE	38,746 SF	34.2
PAVING (IMPERVIOUS SURFACES)	71,207 SF	62.8
LANDSCAPE/PERI SPACE (NON-IMPERVIOUS)	3,465 SF	3.0
TOTAL	113,419 SF	100.0

4

VICINITY MAP

N.T.S.

1

GENERAL NOTES

DRAMAING NO.

JOB NO. 03.115

DIRECTORY ARCTURUS 808

FILE NAME BY 20 OCT 09

DATE REVISION 02 NOV 09

1

**LOTS 1 and 2
SKYWAY PLAZA SUBDIVISION**

808 ARCTURUS DRIVE
COLORADO SPRINGS, COLORADO

1

YOW ARCHITECTS PC
A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING

115 S. Weber St., Suite 200 Colorado Springs, Colorado 719-475-8133 Denver 303-892-9056

FIGURE 1